OFFICIAL RECEIPT

B04/2

L#81,250-7 RETURN TO METROPOLITAN FEDERAL

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

PHILLIP W. BROOKS AND WIFE, EMILY T. BROOKS

TO

JOYCE B. HOBBS

For draftsman's use

BOOK 6004 PAGE 258

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce B. Hobbs (NAME)	Metropolitan Federal Savings and Loan (NAME)	9D-02312
935 Evans (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	142-8-B
Nashville, TN 372 04 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Part 98 ex

(FOR REGISTER'S USE)

H30210

IDENTIF. REFERENCE

FEB 8 3 43 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1983

Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

CONDOMINIUM UNIT DEED

THIS INDENTURE, made and entered into this 24th day of January, 1983, by and between PHILLIP W. BROOKS AND WIFE, EMILY T. BROOKS, the Grantors, and JOYCE B. HOBBS, the Grantee.

UNMARRIED

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY SEVEN THOUSAND NINE HUNDRED AND NO/100 ($77,900.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, GRANTORS have bargained and sold and does hereby bargain, sell, convey, and confirm unto GRANTEE, herheirs and assigns, the following described property, situated and being in Nashville, Davidson County, Tennessee.

BEING part of Coronada, a Condominium, Phase IV, as shown on the Plan of record in Book 5200, page 217, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

UNIT NO. 98 on said Plan, being located at 312 Chimney Hill, as established in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, and Book 5522, page 675, and By-Laws of record in Book 4901, page 702, Register's Office for said County, establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc.

BEING the same property conveyed to Phillip W. Brooks by deed from James D. Gilmore and wife, Ella E. Gilmore of record in Book 5804, page 83, said Register's Office.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, as amended, and By-Laws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas appurtenant to Unit No. 98 contained within extensions of the side lines of said unit, as shown on the Plan of record in Book 5200, page 217, Register's Office for Davidson County, Tennessee.

02/08 212.04- CHECK

6149

SUBJECT, HOWEVER, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Plan, Master Deed, as amended, and By-Laws, and the Rules and Regulations, if any, all of which Grantee assume and agree to observe and perform, including but not limited to the payment of assessments which may be levied against such unit.

TO HAVE AND TO HOLD the aforesaid property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, to said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS do hereby covenant with Grantee that they are lawfully seized in fee of the aforedescribed property; that they have a good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. All provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, and undertakings, contained in the Master Deed of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241 and Book 5522, page 675, and By-Laws of record in Book 4901, page 702, and the Plan of record in Book 5200, page 217, Register's Office for said County, and any and all amendments thereto.

2. Any and all easements in favor of other unit owners, and easements granted to the Harpeth Valley Utility District for sanitary sewers of record in Book 4816, page 965 and Book 4788, page 761, said Register's Office.

3. All sewer, water, electrical, telephone, or other utility easements now or hereafter established as provided in the Master Deed, as amended, and By-Laws, over, through, or upon any of the common elements or buildings thereon, whether to serve some or all of the common elements or to serve some or all of the units or unit owners thereon.

4. Repurchase and Option Agreement of record in Book 4904, page 622, said Register's Officeand Counterpart thereto of record in Book 5804, page 81, said Register's Office.

5. Real estate taxes for the current year, which have been prorated and assumed by Grantee.

6. The said Master Deed, as amended, and By-Laws are subject to amendment as set forth therein, and this conveyance is made subject to those rights of amendment. Any purchaser of condominium units contructed on tracts of land added to said condomimium pursuant to amendments of said Master Deed may become members of the same condominium as Grantee and be subject to the same conditions and liabilities and have the same rights and privileges, including rights and privileges to common areas of Grantee.

GRANTORS further covenant and bind themselve, their heirs and assigns, to warrant and forever defend the title to the said property to the said Grantee, heirheirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27 day of Jan, 1983.

Phillip W. Brooks
PHILLIP W. BROOKS

Emily T. Brooks
EMILY T. BROOKS

STATE OF TEXAS)

COUNTY OF Harris)

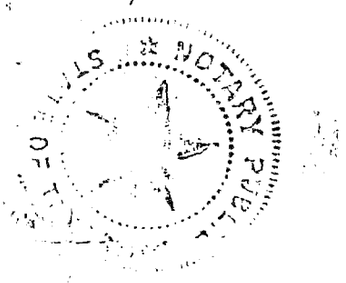
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP W. BROOKS AND WIFE, EMILY T. BROOKS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hou, Texas, this the 29 day of January, 1983.

Beth Williams
Notary Public

My Commission Expires:
11/24/83

BETH B. WILLIAMS
Notary Public, State of Texas
My Commission Expires 11/24/83



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6004 PAGE 261

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7790.00-	CO
			208.64	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	212.04-
			6149A02/08/03 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H302110

IDENTIF. REFERENCE

FEB 8 3 43 PM '03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928350